

**GOVERNMENT OF ANDHRA PRADESH**

**ABSTRACT**

Municipal Administration & Urban Development Department – Tanuku Municipality – Change of Land use from Industrial use zone to Residential use zone in R.S.No.36/2P, 3P and 4P to an extent of Ac.2.103 cents of Tanuku as applied by Sri Arimilli Ramakrishna and 10 others – Draft Variation – Notification – Confirmation – Orders – Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT**

**G.O.Ms.No.87**

**Dated:20.02.2019**

**Read the following:-**

- 1.From the DTCP, A.P., Hyderabad, Lr.Roc.No.926/2015/R2, dated:16.03.2015.
  2. Government Memo No.4193/H1/2015, MA&UD (H1) Department, dated:01.04.2015.
  3. From the Director of Industries, AP, Hyderabad, Letter No.29/1/2015/4903, dated:17.07.2015.
  4. Govt. Memo No.4193/H1/2015, dt:05.01.2016.
  5. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(33)/102/2018-RJDR, dt:14.09.2018.
  6. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept, dt:30.06.2012
  7. Govt. Memo No.41931/H1/2015, MA&UD Dept. Dt.19.11.2018
  8. Andhra Pradesh Gazette No.837, Part-I, Dt.20.11.2018
  9. From the DT&CP, A.P., Guntur, Lr.Roc.No.926/2015/R2, Dt.11.02.2019
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**ORDER:**

The Draft variation to the land envisaged in Tanuku Municipality, Tanuku issued in the reference 7<sup>th</sup> read above was published in the Andhra Pradesh Gazette No.837, Part-I, Dt.20.11.2018 in the reference 8<sup>th</sup> read above. The Director of Town & Country Planning, AP, Guntur in the reference 5<sup>th</sup> read above has reported that, the Commissioner, Tanuku Municipality, Tanuku has informed that the applicant has paid an amount of Rs.25,500/- through D.D No.878324, dated:18.07.2018 towards Development/Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 9<sup>th</sup> read above, has reported that, the Commissioner, Tanuku Municipality, Tanuku has published the draft variation appendix notification one in English Paper (The Hans India) and one (1) in Telugu Paper (Andhra Jyothi) on 04.01.2019 calling for objections/suggestions from the general public. On publication of notification, no complaints/suggestions were received from the public in the matter and requested the Government to take necessary action in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette i.e., 21.02.2019.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**R. KARIKAL VALAVEN  
PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.

The Director of Town and Country Planning, Andhra Pradesh, Guntur.

The Regional Deputy Director of Town Planning, Rajamahendravaram,  
East Godavari District.

The Commissioner, Tanuku Municipality, Tanuku, West Godavari District.

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**Copy to:**

The individual through the Commissioner, Tanuku Municipality, Tanuku,  
West Godavari District.

The District Collector, West Godavari District, Eluru.  
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

The following variation to the Tanuku General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.480, MA., dated:19.09.2000 and proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

**VARIATION**

The site in R.S.No.36/2(P), 3(P), 4(P) of Tanuku Municipality to an extent of Ac.2.103 cents and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Tanuku sanctioned in G.O.Ms.No.480, MA Dt:19.09.2000 is now designated for Residential use zone by variation of change of land use basing on the Council Resolution No.1222, dated:29.12.2014 as marked as "A, B, C, D" & "E, F, G, H" (Residential) in the revised part proposed land use map bearing G.T.P. No.24/2018/R2 available in the Municipal Office of Tanuku, **subject to the following conditions that;**

1. The applicant shall maintain 9 Mts. wide buffer zone towards West side earmarked as Industrial use.
2. The applicant shall handover the site affected to an extent of 221.91 Sq.mts. under Master Plan road widening on Northern side to the Tanuku Municipality through Registered Gift Deed at free of cost.
3. The applicant shall obtain prior Technical Approval from the Competent Authority before commencement of any development activity in the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

|       |   |                                                |
|-------|---|------------------------------------------------|
| North | : | 50'-0" wide Master Plan Road.                  |
| East  | : | L.P.No.63/06.                                  |
| South | : | L.P.No.63/06.                                  |
| West  | : | M/s. Venkataraya threads (Industrial Land Use) |

**R. KARIKAL VALAVEN**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**